

New Orleans Historic District Landmarks Commission  
Meeting Minutes

Date: July 7, 2016

Location: City Council Chamber, 1300 Perdido Street, New Orleans, LA 70112

Called to order: 1:08 p.m.

Adjourned: 3:35 p.m.

Commissioners present: Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Jennifer Greene, Renee Lapeyrolerie, Katye Fayard, Dwight Norton

Commissioners arriving after beginning of the meeting: Jeanne Nathan arrives at 1:35 p.m.

Commissioners absent: Andrew Sanchez, John Deveney, Tony French, Ed deMontluzin, Anne Redd

**I. Minutes of the June 16, 2016 meeting**

Motion: Approve the meeting minutes.

By: Renee Lapeyrolerie

Seconded: Heather Szapary

Result: Passed

In favor: Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Jennifer Greene, Renee Lapeyrolerie, Katye Fayard, Dwight Norton

Opposed:

Comments:

**II. Elections**

Motion: Elect Jesse Leblanc as Chairman.

By: Calvin Alexander

Seconded: Heather Szapary

Result: Passed

In favor: Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Jennifer Greene, Renee Lapeyrolerie, Katye Fayard, Dwight Norton

Opposed:

Comments:

Motion: Elect Greg Hackenberg as Vice-Chairman.

By: Heather Szapary

Seconded: Calvin Alexander

Result: Passed

In favor: Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Jennifer Greene, Renee Lapeyrolerie, Katye Fayard, Dwight Norton

Opposed:

Comments:

### **III. Consent Agenda**

Motion: Approve the consent agenda.

By: Jennifer Greene

Seconded: Renee Lapeyrolerie

Result: Passed

In favor: Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Jennifer Greene, Renee Lapeyrolerie, Katye Fayard, Dwight Norton

Opposed:

Comments:

### **IV. Old Business Retention Applications:**

#### **A. 1016 Race St**

Application: Justin Boyce, applicant; John D Gray, owner; Retention of the removal of turned balustrade in deviation of approved drawings.

Motion: A motion was made to deny the application for retention of the removal of the turned balustrade at the second floor.

By: Heather Szapary

Seconded: Renee Lapeyrolerie

Result: Passed

In favor: Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Jennifer Greene, Renee Lapeyrolerie, Katye Fayard, Dwight Norton

Comments:

Speaker 1: A speaker, Kim Finney, was present to comment on the project.

At this time, Jeanne Nathan arrived.

#### **B. 1004 Pleasant St**

Application: Gary Robichaux, applicant; Gary T Robichaux, owner; Retention of installation of inappropriate vinyl windows without a CofA.

Motion: A motion was made to approve the application for retention of the recess mounted vinyl windows at the side and rear elevation. The windows at the front should be replaced with 6/6, true divided light wood windows, as per the attached CofA and approved detail.

By: Greg Hackenberg

Seconded: Jennifer Greene

Result: Passed

In favor: Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Jennifer Greene, Renee Lapeyrolerie, Katye Fayard, Dwight Norton, Jeanne Nathan

Comments:

C. 700 Flood St

Application: Barbara Harris, applicant; Walter F Sr Harris, owner; Retention of 6'-0" chain link fence installed without a CofA.

Motion: A motion was made to deny the application for retention of the retention of the 6'-0" chain link fence as built. The Commission agreed that the portion of fencing at the front and corner should be lowered to 5'-0" high and provided nine (9) months for this modification (expires April 7, 2017).

By: Calvin Alexander

Seconded: Dwight Norton

Result: Passed

In favor: Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Jennifer Greene, Renee Lapeyrolerie, Katye Fayard, Dwight Norton, Jeanne Nathan

Comments:

Dwight Norton leaves at 2:03 p.m.

D. 941 Poland Ave

Application: Jon Bernstein, applicant; Panops Corporation LLC, owner; Retention of HVAC location in deviation of approved plans.

Motion: A motion was made to deny the application.

By: Renee Lapeyrolerie

Seconded: Heather Szapary

Result: No action. The Commission was unable to reach a majority decision, resulting in no action being taken on this application. The procedural effect of "a failure to obtain a legal majority" is deemed a denial of the application.

In favor: Heather Szapary, Jesse LeBlanc, Jennifer Greene, Renee Lapeyrolerie, Katye Fayard

Opposed: Greg Hackenberg, Calvin Alexander, Jeanne Nathan

Comments:

Speaker 1: A speaker, David Glasgow, was present to comment on the project.

Speaker 2 : A speaker, Frank Pennebaker, was present to comment on the project.

E. 3038 Grand Route St John St

Application: Haidee LaPointe, applicant; Lori F Trant, David M Grishman, owner; Retention of demolition of one-story residential building in deviation of CofR.

Motion: A motion was made to approve the application for retention of the demolition, with the condition that the new construction comply with the design approved by the ARC and all HDLC requirements for new construction, including final staff review and approval.

By: Jeanne Nathan

Seconded: Heather Szapary

Result: Passed

In favor: Heather Szapary, Jesse LeBlanc, Jennifer Greene, Renee Lapeyrolerie, Katye Fayard, Greg Hackenberg, Calvin Alexander, Jeanne Nathan

Comments:

## **V. New Business Work Applications**

### **A. 3316 Prytania St**

Application: R4a2 Enterprises LLC, applicant/ owner; Demolition and new construction of a two and a half-story residential building.

Motion: A motion was made to approve the application for demolition and grant conceptual approval of the new construction with the details to be worked out at the Staff level. The Certificate of Appropriateness for demolition will be issued concurrently with the building permit.

By: Heather Szapary

Seconded: Calvin Alexander

Result: Passed

In favor: Heather Szapary, Jesse LeBlanc, Jennifer Greene, Renee Lapeyrolerie, Katye Fayard, Calvin Alexander, Jeanne Nathan

Greg Hackenberg recused himself from this item.

Comments:

Speaker 1: A speaker, Shelly Landrieu, was present to comment on the project.

## **VI. Old Business Demolition Applications**

### **A. 1425 Laharpe St**

Application: Courtney Ordone, applicant; Ordone Company LLC, owner; Demolition of one-story residential building.

Motion: A motion was made to defer action on this application until the next Commission meeting so that the applicant may attend the meeting.

By: Greg Hackenberg

Seconded: Renee Lapeyrolerie

Result: Passed

In favor: Heather Szapary, Jesse LeBlanc, Jennifer Greene, Renee Lapeyrolerie, Katye Fayard, Greg Hackenberg, Calvin Alexander, Jeanne Nathan

Comments:

### **B. 1802 St Philip St**

Application: Code Enforcement City Of New Orleans, applicant; Bailey's Management LLC, owner; Demolition of two, two-story residential buildings.

Motion: A motion was made to approve the application for demolition of the rear building that has partially collapsed and deny the application for demolition for the front building.

By: Renee Lapeyrolerie

Seconded: Jennifer Greene

Result: Passed

In favor: Heather Szapary, Jesse LeBlanc, Jennifer Greene, Renee Lapeyrolerie, Katye Fayard, Greg Hackenberg, Calvin Alexander, Jeanne Nathan

Comments:

C. 941-943 N Claiborne Ave

Application: Lynnette McClain, applicant; Larry Jr Collins, owner; Demolition of two-story mixed-use building.

Motion: A motion was made to approve the application for demolition.

By: Renee Lapeyrolerie

Seconded: Calvin Alexander

Result: Passed

In favor: Heather Szapary, Jesse LeBlanc, Jennifer Greene, Renee Lapeyrolerie, Katye Fayard, Greg Hackenberg, Calvin Alexander, Jeanne Nathan

Comments:

**VII. New Business Demolition Applications**

A. 2500 Barracks St

Application: Verges Rome Architects, applicant; Orleans Parish School Board, Orleans Parish School Board, owner; Demolish two-story gymnasium building.

Motion: A motion was made to recommend approval of the application for demolition.

By: Greg Hackenberg

Seconded: Jeanne Nathan

Result: Passed

In favor: Heather Szapary, Jesse LeBlanc, Jennifer Greene, Renee Lapeyrolerie, Katye Fayard, Greg Hackenberg, Calvin Alexander, Jeanne Nathan

Opposed:

Comments:

Speaker 1: A speaker, Ken Descote, was present to comment on the project.

B. 800 N Rendon St

Application: Adam C Vodanovich, applicant; Mcdonogh 31, LLC, owner; Demolition of one-story annex building to former school.

Motion: A motion was made to defer the application to the July meeting.

By: Katye Fayard

Second: Jennifer Greene

Result: Passed

In favor: Heather Szapary, Jesse LeBlanc, Jennifer Greene, Renee Lapeyrolerie, Katye Fayard, Greg Hackenberg, Calvin Alexander, Jeanne Nathan

Opposed:

Comments:

### **VIII. New Business Retention Applications**

Jeanne Nathan leaves at 3:10 p.m, causing the loss of quorum. The City Attorney Melissa Quigley advised that the meeting could continue and be ratified at the next HDLC Commission meeting to be held August 9, 2016. Applicants were given the option to have their item heard and voted upon to be ratified at the next meeting, or to have their item postponed until the next meeting in August. All but two of the applicants agreed to have their items heard and voted upon at this meeting and ratified at the August 9, 2016 HDLC NO Commission meeting.

**A. 2520 Magazine St**

Application: Seif Elbualy, applicant; Thorsten Schueler, Seif M Elbualy, owner; Retention of opaque fencing installed past the front wall of the building.

Motion: A motion was made to approve the application for retention of the wood fencing on the right hand side, and deny the application for retention on the left side.

By: Greg Hackenberg

Seconded: Renee Lapeyrolerie

Result: Passed

In favor: Heather Szapary, Jesse LeBlanc, Jennifer Greene, Renee Lapeyrolerie, Katye Fayard, Greg Hackenberg, Calvin Alexander

Opposed:

Comments:

**B. 1009 Congress St**

Application: Harrison Nedd, applicant; Terry Boykin Nedd's, owner; Retention of inappropriate doors and transoms.

Motion: A motion was made to defer action on this application until the next Commission meeting to provide the chance for the applicant to attend the meeting.

By: Heather Szapary

Seconded: Calvin Alexander

Result: Passed

In favor: Heather Szapary, Jesse LeBlanc, Jennifer Greene, Renee Lapeyrolerie, Katye Fayard, Greg Hackenberg, Calvin Alexander

Opposed:

Comments:

**C. 1524 Euterpe St**

Application: Angela T. Freeman Trust, applicant; Bryan S Linzay, Davitt Dale H Mc, Angela T. Freeman Trust, owner; Retention of the removal of fence finials.

Motion: A motion was made to approve the application for retention of the removal of the fence post finials.

By: Greg Hackenberg

Seconded: Calvin Alexander

Result: Passed

In favor: Heather Szapary, Jesse LeBlanc, Jennifer Greene, Renee Lapeyrolerie, Katye Fayard, Greg Hackenberg, Calvin Alexander

Opposed:

Comments:

D. 2535 Orleans Ave

Application: Megan Bell, applicant; Nazarene Missionary Baptist Church, Robo Development LLC, owner; Retention of demolition of one-story residential building in deviation of CofA.

Motion: A motion was made to approve the application for retention of demolition, provided the new construction meet all HDLC requirements for new construction in full control districts, including Architectural Review Committee and staff review and approval.

By: Renee Lapeyrolerie

Seconded: Jennifer Greene

Result: Passed

In favor: Heather Szapary, Jesse LeBlanc, Jennifer Greene, Renee Lapeyrolerie, Katye Fayard, Greg Hackenberg, Calvin Alexander

Opposed:

Comments:

Speaker 1: A speaker, Daniel Bell, was present to comment on the project.

E. 820 Deslonde St

Application: Evangeline White, applicant; John White, owner; Retention of oval lite door.

Motion: A motion was made to approve the application for retention of the oval-light door with the following proviso: When it is next replaced it must conform to Historic District Landmarks Commission's (HDLC) Guidelines.

By: Calvin Alexander

Seconded: Greg Hackenberg

Result: Passed

In favor: Heather Szapary, Jesse LeBlanc, Jennifer Greene, Renee Lapeyrolerie, Katye Fayard, Greg Hackenberg, Calvin Alexander

Opposed:

Comments:

F. 1430 Royal St

Application: George D Fee, applicant/owner; Retention of porch gates and metal picket handrail installed without a CofA.

Motion: A motion was made to defer action on this application until the next Commission meeting to provide the chance for the applicant to attend the meeting.

By: Katye Fayard

Seconded: Calvin Alexander

Result: Passed

In favor: Heather Szapary, Jesse LeBlanc, Jennifer Greene, Renee Lapeyrolerie, Katye Fayard, Greg Hackenberg, Calvin Alexander

Opposed:

Comments:

G. 1433 N Villere St

Application: Sandra McKinney, applicant; Kinney Earl Jr Mc, owner; Retention of inappropriate shutters.

Motion: A motion was made to approve the application for retention of inappropriate hurricane shutters

By: Renee Lapeyrolerie

Seconded: Katye Fayard

Result: Passed

In favor: Heather Szapary, Jesse LeBlanc, Jennifer Greene, Renee Lapeyrolerie, Katye Fayard, Greg

Hackenberg, Calvin Alexander

Opposed:

Comments:

I. **HDLC REPORTS AND COMMUNICATIONS**

Jesse Leblanc requested an email from each Commissioner outlining their schedules for the next few months, verifying if they will be able to attend the August and September HDLC Commission meetings. Chairman Leblanc also requested attendance records for the last year be circulated by the City Attorney, along with the City Council Ordinance regarding commission attendance regulations. There was a discussion of the ratification of this meeting to take place at the August 9, 2016 HDLC NO Commission meeting.

The meeting was adjourned at 3:35 p.m.